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महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ चे कलम ३७ (१ अअे) अन्वये सूचना बृहन्मुंबई विकास नियंत्रण नियमावली १९९१ नियम क्र. ३३(७) मध्ये प्रस्तावित फेरबदल.

महाराष्ट्र शासन,
नगर विकास विभाग,
शासन सूचना क्रमांकः टिपीबी-४३१०/२५८३/प्र.क्र.२०६/१०/नवि-११
मंत्रालय, मुंबई : ४०० ०३२, दिनांकः २८ जुलै, २०११.

शासन निर्णयः- सोबत जोडलेली सूचना शासन साधारण राजपत्रात प्रसिध्द करण्यात यावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,

(राजेंद्र हाबडे)
अवर सचिव, महाराष्ट्र शासन.

प्रति,
महापालिका आयुक्त, बृहन्मुंबई महानगरपालिका, मुंबई.
प्रमुख अभियंता (वि.नि.), बृहन्मुंबई महानगरपालिका, मुंबई.
संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.
उपसंचालक, नगर रचना, बृहन्मुंबई, मुंबई.
व्यवस्थापक, शासकीय मध्यवर्ती मुद्रणालय, चर्नीरोड, मुंबई.
(त्यांना विनंती करण्यांत येते की, सोबतची सूचना शासन साधारण राजपत्र भाग-१ मध्ये प्रसिध्द करण्यात येवून त्याच्या प्रत्येकी ३५ प्रती नगर विकास विभाग, (नवि-११), मंत्रालय, मुंबई-३२ व उप संचालक, नगर रचना, बृहन्मुंबई, इन्साहटमेंट, आझाद मैदान, मुंबई-१ यांना पाठविणेत याव्यात.)
कक्ष अधिकारी (संगणक कक्ष) (नवि-२९), नगर विकास विभाग, मंत्रालय, मुंबई ४०० ०३२.
(त्यांना विनंती करण्यात येते की, सोबतची अधिसूचना विभागाच्या वेबसाईटवर प्रदर्शित करण्याबाबत आवश्यक ती कार्यवाही करावी)
निवडनस्ती (नवि-११).

Development Control Regulations for Greater Mumbai, 1991.

- **Modification under section 37(1AA) of the Maharashtra Regional & Town Planning Act, 1966.**
- **Proposed modification to Regulation No. 33(7) of the ...**

GOVERNMENT OF MAHARASHTRA
Urban Development Department,
Mantralaya, Mumbai 400 032.

Dated : 28th July, 2011.

NOTICE

No. TPB 4310/2583/CR-206/10/UD-11.

Whereas, Development Control Regulations for Greater Mumbai, 1991 (hereinafter referred to as "the said Regulations") have been sanctioned by Government under section 31(1) of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act"), vide Urban Development Department's Notification No. DCR/1090/UD-11 (RDP) dated 20/2/1991, to come into force with effect from 25/3/1991.

And whereas, Regulation No. 33(7) of the said regulations is applicable to reconstruction or redevelopment of cessed buildings in the Island City by cooperative housing societies or of old buildings belonging to the Municipal Corporation of Greater Mumbai (hereinafter referred to as the "said Corporation").

And whereas, the Government, vide Urban Development Department's Notification No. TPB/4391/1681/CR-188/91/UD-11 dated 25/1/1999 and Notification No.TPB 4308/3224/CR-268/08/A/UD-11 dt. 21st May 2011 has further modified the said Regulations.

And whereas, Govt. finds it necessary to modify certain provisions of DCR 33(7) (hereinafter referred to as "the said proposed modification") in the public interest.

And whereas, in the Assembly of July 2010, Govt. assured that all the old cessed buildings constructed before 30/9/1969 shall get equal benefit of incentive FSI as per the FSI permissible for the 'A' category cess buildings in the said modified regulations

Now therefore, in exercise of the powers conferred under sub-section (1AA) of section 37, Govt. is pleased to issue the notice for inviting suggestions/objections from public.

The Government is further pleased to inform that any objections/suggestions upon the said proposed modification be forwarded within 30 days from the date of publication of this notice in the official gazette to the Deputy Director of Town Planning, Greater Mumbai having his office at ENSA Hutments, E-Block, Azad Maidan, Mahapalika Marg, Mumbai 400 001 who is being appointed as an 'officer' under section 162 of the said Act. The said officer shall submit his report to

Government after scrutinising the suggestions and objections over the proposed modification, say of the said Corporation and after granting hearing to the concerned persons including the said Corporation.

Existing Provision	**Proposed modification**
33(7) Reconstruction or redevelopment of cessed buildings in the Island City by Co-operative Housing Societies or of old buildings belonging to the Corporation or of old buildings belonging to the Police Department: For reconstruction/ redevelopment to be under taken by Cooperative Housing Societies of existing tenants or by Co-op. Housing Societies of landlords and/or occupiers of a cessed buildings of `A' category in Island City which attracts the provisions of MHADA Act, 1976 and for reconstruction/ redevelopment of the buildings of Corporation and Department of Police, Police Housing Corporation, Jail and Home Guard of Government of Maharashtra, constructed prior to 1940, the Floor Space Index shall be 2.5 on the gross plot area or the FSI required for rehabilitation of existing tenants plus incentive FSI as specified in Appendix-III whichever is more.	33(7) Reconstruction or redevelopment of cessed buildings in the Island City by Co-operative Housing Societies or of old buildings belonging to the Corporation or of old buildings belonging to the Police Department: For reconstruction/ redevelopment to be under taken by Cooperative Housing Societies of existing tenants or by Co-op. Housing Societies of landlords and/or occupiers of cessed buildings **existing prior to 30/9/1969** in Island City which attracts the provisions of MHADA Act, 1976 and for reconstruction/ redevelopment of the buildings of Corporation the Floor Space Index shall be **3.00** on the gross plot area or the FSI required for rehabilitation of existing tenants plus incentive FSI as specified in Appendix-III whichever is more. For Department of Police, Police Housing Corporation, Jail and Home Guard of Government of Maharashtra, constructed prior to 1940, the Floor Space Index shall be 2.5 on the gross plot area or the FSI required for rehabilitation of existing tenants plus incentive FSI as specified in Appendix-III whichever is more.
Provided further that in cases of composite redevelopment scheme for plot having `A' Category as also `B' category cessed building the above FSI shall be available.	Provided further that in cases of composite redevelopment scheme for plot having cessed building **existing prior to 30/9/1969** the above FSI shall be available.
Provided further, that reconstruction/ redevelopment undertaken by proposed Cooperative Housing Societies of Landlords and / or Occupiers of cessed building of `B' category, and where composite development is undertaken by different owners of 5 or more plots the FSI required for Rehabilitation of existing tenants plus incentive FSI as specified in Appendix III will be available.	Provided further, that reconstruction/ redevelopment undertaken by proposed Cooperative Housing Societies of Landlords and / or Occupiers of cessed building **existing prior to 30/9/1969,** and where composite development is undertaken by different owners of 5 or more plots the FSI required for Rehabilitation of existing tenants plus incentive FSI as specified in Appendix III will be available.

Appendix III	**Appendix III**
5) The FSI for rehabilitation of existing tenants/occupiers in a reconstructed building and incentive FSI that will be available shall be as under:-	5) The FSI for rehabilitation of existing tenants/occupiers in a reconstructed building and incentive FSI that will be available shall be as under:-
(a) In case of redevelopment of `A' Category / cessed building undertaken by landlord and/or Co-operative Housing Societies of landlord and/or occupiers, the total FSI shall be 3.0 of the gross plot area or the FSI required for rehabilitation of existing occupiers plus 50% incentive FSI, whichever is more.	(a) In case of redevelopment of cessed building **existing prior to 30/9/1969** undertaken by landlord and/or Co-operative Housing Societies of landlord and/or occupiers, the total FSI shall be 3.00 of the gross plot area or the FSI required for rehabilitation of existing occupiers plus 50% incentive FSI, whichever is more.
(b) In case of redevelopment scheme of `B' category cessed building undertaken by landlord and/or Cooperative Housing Societies of landlord and /or occupiers, the total FSI shall be the FSI required for rehabilitation of existing occupiers plus 50% incentive FSI.	**(b) To be deleted.**
(c) In cases of composite redevelopment of `A', `B' and `C' category cessed buildings declared as dangerous by the Board before Mansoon of 1997, FSI available for redevelopment undertaken by the landlord and/or Cooperative Societies of landlord and/or occupiers will be as available for `A' category cessed buildings vide sub-clause (a) above.	**(c) To be deleted.**
(d) In case of composite redevelopment undertaken by the different landlords and/or Co-op. Housing Societies of landlords and/or occupiers jointly of 2 or more plots but not more than 5 plots with `A', `B' and `C' category cessed buildings the FSI permissible will be 3.0 or FSI required for rehabilitation to existing occupiers plus 60% incentive FSI, whichever is more;	(d) In case of composite redevelopment undertaken by the different landlords and/or Co-op. Housing Societies of landlords and/or occupiers jointly of 2 or more plots but not more than 5 plots with cessed buildings **existing prior to 30/9/1969** the FSI permissible will be 3.00 or FSI required for rehabilitation to existing occupiers plus 60% incentive FSI, whichever is more;
Provided, however, that if the number of plots jointly undertaken for redevelopment is six or more the	Provided, however, that if the number of plots jointly undertaken for redevelopment is six or more the

incentive FSI available will be 3.00 or FSI required of rehabilitation for occupiers plus 70% incentive FSI whichever is more.	incentive FSI available will be 3.00 or FSI required of rehabilitation for occupiers plus 70% incentive FSI whichever is more.

By order and in the name of Governor of Maharashtra,

(Rajendra Habde)
Under Secretary to Government.